



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-116336-LA, 12-116337-LO, 12-116335-LD
Project Name/Address: Bellevue Children's Academy
14600 NE 24th Street; Bellevue, WA
Planner: Toni Pratt
Phone Number: 425-452-5374

Minimum Comment Period Ends: July 19, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: BELLEVUE CHILDREN'S ACADEMY

Proponent: STL ARCHITECTS, LLC

Contact Person: SHIN GOTO

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 7757 32nd AVE NW SEATTLE 98117

Phone: 206-890-8348

Proposal Title: BELLEVUE CHILDREN'S ACADEMY EXPANSION PROJECT

Proposal Location: BCA I: 14510 NE 24th STREET BCA II: 14640 NE 24th STREET
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: EXPANSION OF EXISTING PLAYFIELD AT BCA II; ADDITION TO EXISTING SCHOOL AT BCA I
2. Acreage of site: BCA I: 1.389 ACRES BCA II: 2.640 ACRES
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: 1 (BCA I)
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 18,947 SF
7. Quantity of earth movement (in cubic yards): 938 CY (FOR FOUNDATION)
8. Proposed land use: UNCHANGED
9. Design features, including building height, number of stories and proposed exterior materials:
MAX BLDG HEIGHT: +39'-0" ABOVE AVG GRADE; 2 STORY PLUS PENTHOUSE;
EXTERIOR MATERIALS: CMU, METAL PANELS, STUCCO, GLAZING
10. Other

Estimated date of completion of the proposal or timing of phasing:

PHASE I: COMPLETION OF PLAYFIELD AT BCA II SEPTEMBER 2013

PHASE II: COMPLETION OF ADDITION TO BCA I SEPTEMBER 2014

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

POSSIBLE TENANT IMPROVEMENT WORK (INTERIOR) AT BCA I

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1. TRAFFIC REPORT BY GIBSON TRAFFIC CONSULTANTS - 2/15/12
2. GEOTECHNICAL REPORT BY GEOTECH CONSULTANTS, INC - 4/10/12
3. STORM DRAINAGE REPORT BY PACE ENGINEERS, INC - 4/20/12

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NONE

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

DESIGN REVIEW
CRITICAL AREA REVIEW
PRELIMINARY/ SEPA

ADMINISTRATIVE CONDITIONAL USE

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
FLAT WITH SLOPE ALONG SOUTHER EDGE (OUTSIDE OF PROPERTY)
- b. What is the steepest slope on the site (approximate percent slope)?
55% AT SOUTHWEST EDGE, BEYOND PROPERTY LINE
70% AT STEEPEST
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
NATIVE FINE TO MEDIUM GRAINED, SILTY SAND WITH GRAVEL.
REFER TO ENCLOSED GEOTECH REPORT.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NONE KNOWN
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

FILL IS NOT CURRENTLY ANTICIPATED TO BE NEEDED FOR THE PROJECT. BACKFILLING AS A RESULT OF CONSTRUCTION WILL USE MATERIALS EXCAVATED ON-SITE AS PART OF FOUNDATION WORK.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO MORE THAN TYPICALLY OCCURRING AT CONSTRUCTION SITE. REFER TO ENCLOSED STORM DRAINAGE REPORT FOR MITIGATION.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

87.5%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

TEMPORARY EROSION CONTROL MEASURES USING BMP, INCLUDING USE OF FILTER FABRIC, SEDIMENT CONTROL FENCES AND MINIMIZING OVERALL DISTURBANCES. REFER TO ENCLOSED STORM DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

- SHORT TERM AIR QUALITY IMPACTS ASSOCIATED WITH TYPICAL CONSTRUCTION WORK.
- COMPLETED BUILDING WILL NOT PRODUCE ADVERSE AIR EMISSIONS (GRADE SCHOOL)
- COMPLETED PLAYFIELD EXPANSION WILL NOT PRODUCE ADVERSE AIR EMISSIONS

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

- DUST CONTROL BY GENERAL CONTRACTOR DURING CONSTRUCTION
- ROADWAYS AND PARKING SURFACES WILL BE WATERED AS NEEDED DURING CONSTRUCTION

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NONE

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

STORMWATER CONTROL AS REQUIRED BY CITY OF BELLEVUE.
REFER TO ENCLOSED STORM DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

THE EXPANSION TO BCA I WILL BE CONNECTED TO
EXISTING SANITARY SEWER LINE SERVICING THE SITE.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

PROJECT WILL UTILIZE EXISTING STORMWATER RETENTION SYSTEM
ON SITE:

BCA I SITE: CATCH BASINS CONNECTED TO EXISTING DETENTION PIPE (60")

BCA II SITE: CATCH BASINS CONNECTED TO EXISTING STORMWATER VAULT

REFER TO ENCLOSED STORM DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

USE OF EXISTING STORMWATER DETENTION SYSTEM. REFER TO ENCLOSED STORM DRAINAGE REPORT FOR ADDITIONAL INFORMATION.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

REMOVAL OF DECIDUOUS TREES TO ALLOW CONSTRUCTION WORK. LANDSCAPE AREAS WILL BE REPLACED WITH TREES AND SHRUBBERY.

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

REFER TO ENCLOSED LANDSCAPE PLANS FOR NEW PLANTING INFORMATION.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

NONE KNOWN

- c. Is the site part of a migration route? If so, explain.

UNKNOWN, UNLIKELY

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

COMPLETED BUILDING WILL USE ELECTRIC POWER FOR LIGHTING; GAS AND ELECTRIC POWER FOR HVAC SYSTEMS.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- (1) Describe special emergency services that might be required.

NOT APPLICABLE

- (2) Proposed measures to reduce or control environmental health hazards, if any.

NONE

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

NONE

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SHORT-TERM IMPACTS DUE TO CONSTRUCTION WORK. CONSTRUCTION WILL

BE LIMITED TO CITY OF BELLEVUE ORDINANCES.

(3) Proposed measures to reduce or control noise impacts, if any:

CONSTRUCTION PERIOD WILL BE LIMITED TO 7:00 AM - 6:00 PM,
MONDAY THROUGH SATURDAY.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

CURRENT USE IS SCHOOL. TWO ADJOINING PROPERTIES TO THE EAST OF BCA I
IS BCA II AND BURGER KING. ADJACENT SOUTH TO BCA II IS A GAS STATION.

b. Has the site been used for agriculture? If so, describe. BCA I AND II ARE BOUNDED BY SR520 TO
THE NORTH.
No.

c. Describe any structures on the site.

BCA I: (1) 2-STORY BUILDING

BCA II: (1) 2-STORY BUILDING

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

BEL-RED COMMERCIAL/RESIDENTIAL

f. What is the current comprehensive plan designation of the site?

BEL-RED COMMERCIAL/RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site?

NOT APPLICABLE

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

STEEP SLOPE BUFFER ZONE ALONG SOUTHERN PROPERTY LINE OF BCA I

i. Approximately how many people would reside or work in the completed project?

BCA I: 200 STUDENTS AND 25 STAFF AT NEW ADDITION

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NONE

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NONE

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

- c. Proposed measures to reduce or control housing impacts, if any:

NOT APPLICABLE

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

TALLEST BUILDING FEATURE IS 39'-0". MAJORITY OF THE BUILDING WILL BE PAINTED CMU. THERE WILL ALSO BE 10'-0" CHAIN-LINK FENCING AROUND THE PLAYFIELDS.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

CHAIN-LINK FENCING WILL HAVE BLACK-VINYL COATING

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE FORESEEN - COLORS AND MATERIALS OF THE BUILDING IS NOT CONDUSIVE TO PRODUCING GLARES.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

